

NOTICE OF PUBLIC HEARING

The Board of Commissioners of Flathead County, Montana, hereby gives notice, pursuant to Section 76-2-205(1), M.C.A., that it will hold a public hearing to consider changes proposed by the Flathead County Planning Board to amend the text of the Flathead County Zoning Regulations to add new use districts to Sections 3.45, 3.46, 3.47, 3.48 and 3.49 to the Flathead County Zoning Regulations and also include cross referencing in other sections of the Flathead County Zoning Regulations including; amending Sections 3.01.020, 3.03.020(10), 4.04, 4.04.010(2), 4.06, 4.08.040, 5.05.010, 5.05.020, 5.11.040(3), 5.11.040(4) and 6.13. The proposed amendments are described as follows:

- 1) By creating new zoning use districts known as 'Section 3.45 B-2A Secondary Business,' 'Section 3.46 BMRR Big Mountain Resort Residential,' 'Section 3.47 BMV Big Mountain Village,' 'Section 3.48 BSD Business Service District,' and 'Section 3.49 RR-1 Low Density Resort Residential' to Chapter III Establishment and Definitions of Districts.
- 2) By amending Section 3.01.02 to add 'B-2A Secondary Business,' 'BMRR Big Mountain Resort Residential,' 'BMV Big Mountain Village,' 'BSD Business Service District,' and 'RR-1 Low Density Resort Residential' to the list of existing use districts.
- 3) By amending Section 3.03.020(10) to include 'RR-1 Low Density Resort Residential' as a zoning or use district that prohibits gravel extraction and asphalt and concrete batch plant uses.
- 4) By amending Section 4.04 Caretaker's Facility in AG, SAG, and R-1 Districts to include RR-1.
- 5) By amending Section 4.04.010 A caretaker's facility is a dwelling, which is constructed and designed to provide living quarters for caretakers or servants, and is clearly subordinate to the principal use with regard to size and location. Caretaker's facilities are allowed as a conditional use in the AG-80, AG-40, AG-20, SAG-10, SAG-5, R-2.5, and R-1 districts subject to the following conditions: to include RR-1.
- 6) By amending Section 4.04.010(2) In SAG-5, R-2.5, and R-1 districts the parcel on which the caretaker's facility is located shall be double the size of the underlying district minimum lot size to include RR-1.
- 7) By amending Section 4.06 Commercial Caretaker's Facility in B-2, B-2HG, B-3, I-1, I-1H, and I-2 Districts to include BSD.
- 8) By amending Section 4.08.040 In all residential (AG, SAG, R, and RA) and resort (RC, BR, B-5, and B-6) districts: to include RR.
- 9) By amending Section 5.05.010 All sites in a commercial ("B" and "BR" designations) district having a common boundary with a residential district ("R", "RA", or "RC" designation) shall erect and maintain a view-obscuring fence or dense coniferous hedge along such common boundary. Fences shall be six (6) feet high. Hedges shall obtain a height of at least six (6) feet within three (3) years. Where the wall of a building is on such common boundary, no separate wall, fence, or hedge is required along the portion of the common boundary occupied by the building to include RR.
- 10) By amending 5.05.020 All sites in an industrial district ("I" designation) having a common boundary with a residential district ("R", "RA", or "RC" designation) shall

have planted and maintained along such common boundary a view-obscuring coniferous greenbelt of shrubs and trees at least eight (8) feet in height at maturity and at least ten (10) feet in width for screening purposes and controlling access to include RR.

- 11) By amending Section 5.11.040(3) Permitted signs in RC-1, RA-1, CVR, and P districts shall be as follows: to include BMRR, and RR-1.
- 12) By amending Section 5.11.040(4) Permitted signs in B-1, B-2, B-2HG, BR-2, B-3, BR-4, B-6, and B-7 districts shall be as follows (see additional requirements for B-2HG in Section 3.44): to include B-2A, BMV, and BSD.
- 13) By amending Section 6.13 B, BR, CVR, I, and P Parking Requirements Special Conditions to include BMV, BMRR, BSD, and RR.

The Flathead County Zoning Regulations apply in all County zoning districts created under Section 76-2-205, M.C.A., and are on file for public inspection at the Office of the Clerk and Recorder, located at 800 South Main, Kalispell, Montana, the Flathead County Planning and Zoning Office, 1035 1st Avenue West, Kalispell, Montana, and on the Flathead County Planning and Zoning Office's website, at: http://flathead.mt.gov/planning_zoning/downloads.php. Documents related to the proposed amendments to those regulations are on file for public inspection at the Office of the County Clerk and Recorder and at the Flathead County Planning and Zoning Office.

The public hearing will be held on the **17th day of December, 2015, at 10:30 o'clock - a.m.**, in the Office of the Board of Commissioners of Flathead County, Third Floor, Old Courthouse, Kalispell, Montana. At the public hearing, the Board of Commissioners will give the public an opportunity to be heard regarding the proposed change to the text of the Flathead County Zoning Regulations.

Written comments are encouraged and will be reviewed by the Commissioners prior to the hearing if received by the Flathead County Commissioners' Office at least three business days prior to the hearing.

DATED this 19th day of October, 2015.

BOARD OF COUNTY COMMISSIONERS
Flathead County, Montana

By: /s/ Gary D. Krueger
Gary D. Krueger, Chairman P.T.

Publish on December 5 and 12, 2015.

SECTION 3.45 B-2A SECONDARY BUSINESS

3.45.010 Definition:

The B-2A district is intended to be, as nearly as possible, compatible with the zoning ordinance of the City of Whitefish and to provide for those retail sales and services the operations of which are typically characterized by the need for large display or parking areas, large storage areas and by outdoor commercial amusement or recreational activities. This district depends on proximity to the City of Whitefish, highways or arterial streets and may be located in business corridors or islands.

3.45.020 Permitted Uses (B-2A):

1. Antique, gift and card retail sales and auction barn.
2. Automobile (new and used) and accessory sales.
3. Automobile repair shop.
4. Automobile service station.
5. Beauty Salon and Barbershop.
6. Bed and breakfast establishment.
7. Boat and RV sales, new and used.
8. Boat and RV repair shop
9. Bowling alley.
10. Bus depot.
11. Churches and other places of worship.
12. Clinic, medical and dental.
13. Commercial caretaker's facility in a detached accessory building in conjunction with a business.
14. Convenience store.
15. Daycare centers (13 or more individuals).
16. Dwelling, single family.
17. Feed, seed and farm supply.
18. Financial institution.
19. Food store, supermarket, and delicatessen.
20. Frozen food lockers, not including slaughtering.
21. Funeral Home and crematorium.
22. Furniture and floor covering store.
23. Heavy equipment sales, rental and service.
24. Hospitals, and associated related nursing homes, retirement homes, congregate housing and personal care facilities in a campus setting.
25. Hotel and motel (including restaurants, lounges or bars integral to the facilities).
26. Household appliance and electronics store.
27. Laundromat or dry cleaner.
28. Lumber yard, building supply.
29. Military surplus store.
30. Pack-n-ship.
31. Professional offices.
32. Public building.
33. Recreational facility, high impact.

34. Recreational facility, low impact.
35. Restaurant.
36. Small animal veterinarian clinic (no outside activity).
37. Theater.
- ~~38. Vendor.~~
39. Wholesale trade and warehousing.

3.45.030 Conditional Uses (B-2A):

1. Accessory Apartment.
2. Amusement park or zoo.
3. Animal hospital.
4. Any new building greater than 15,000 square feet, existing buildings where an addition would cause the total footprint to be 15,000 square feet or greater, and additions to buildings where the footprint already is 15,000 square feet or greater.
5. Bar, lounge and tavern.
6. College, business school, trade school, music conservatory, dance school.
7. Community residential facility (See Chapter V- Performance Standards and Chapter VII- Definitions).**
8. Light assembly and manufacturing.
9. Manufactured home park.
10. Microbrewery.
11. Mini-storage, RV storage.
12. Recreational vehicle park.
13. Truck stop.

** Administrative Conditional Use Permit, 8 or fewer.

3.45.040 Bulk and Dimensional Requirements (B-2A):

1. Minimum Lot Area: Not Applicable.
2. Minimum Lot Width: Not Applicable.
3. Setbacks:
 - A. Minimum Yard Requirements for Structures:

Front:	20 feet.
Side:*	0 feet each.
Side Corner:	20 feet.
Rear:*	0 feet.

* 20 foot setback when abutting a residential district.
 - B. A 20-foot setback is required from streams, rivers and unprotected lakes, which do not serve as property boundaries.
 - C. Increase yard requirements as follows when property fronts:

MDT Maintained/County collector road:*

10 feet.

4. Maximum Height: 35 feet.
5. Permitted Lot Coverage: Not Applicable.
6. Maximum Fence Height:
 - Front: 4 feet.
 - Side: 6 feet.
 - Rear: 6 feet.
7. Off-Street Parking: See Chapter VI-Parking and Loading.

SECTION 3.46 BMRR BIG MOUNTAIN RESORT RESIDENTIAL

3.46.010 Definition:

The BMRR district is intended to provide for lower urban densities with little or no commercial activity. Uses within the resort residential will include nightly rentals, timesharing, interval ownerships, vacation clubs, or other multiple ownership residential uses.

3.46.020 Permitted Uses (BMRR):

1. Bed and breakfast establishment.
2. Home occupation (See Chapter V – Performance Standards and Chapter VII - Definitions).
3. Dwelling, single family.
4. Dwelling, duplex.
5. Dwelling, multi-family.
6. Dwelling, resort: including resort and recreational condominiums, townhouses, time sharing and interval ownership residences or vacation units and other multiple ownership arrangement residential uses, allowing overnight accommodations and ancillary uses for the use of occupants and guests.
7. Public building.
8. Park and publicly owned recreational facility.
9. Recreational facility, high impact.
10. Recreational facility, low impact.
11. Ski area and support facilities.

3.46.030 Conditional Uses (BMRR):

1. Bar, lounge and tavern.
2. Churches and other places of worship.
3. Emergency medical clinic.
4. Information/reception center.
5. Lodge and fraternal and social organization, provided that any such establishments shall not be conducted primarily for gain.
6. Public utility service installation.
7. Resort area equipment maintenance facilities.

8. Restaurant.
9. School, primary and secondary.

3.46.040 Bulk and Dimensional Requirements (BMRR):

1. Minimum Designation Size: As prescribed by the Big Mountain Neighborhood Plan Land Use Plan.
2. Minimum Lot Area: As prescribed by the Big Mountain Neighborhood Plan Land Use Plan.
3. Minimum Lot Width: Not Applicable.
4. Setbacks:
 - A. Minimum Yard Requirements for Structures:

Front:	20 feet.
Side:	10 feet each.
Side Corner:	10 feet.
Rear:	20 feet.
 - B. Minimum Yard Requirements for Townhouses:

Side:	5 feet each.
Side Corner:	5 feet.
Rear:	15 feet.
 - C. A 20-foot setback is required from streams, rivers and unprotected lakes, which do not serve as property boundaries.
 - D. Increase yard requirements as follows when property fronts:

MDT Maintained/County collector road:*	10 feet.
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5. Maximum Height:

One through Fourplex:	28 feet (to eave).
Fiveplex or Greater:	35 feet (to eave).
6. Permitted Lot Coverage: 40%.
7. Off-Street Parking: See Chapter VI-Parking and Loading.

SECTION 3.47 BMV BIG MOUNTAIN VILLAGE

3.47.010 Definition:

The BMV district is intended to provide a regulatory framework for primary resort residential land uses at mixed densities, and year round resort uses including hotels, resort condominiums and similar uses oriented towards tourism and resort businesses. Specific uses provided for include convention facilities, bars, lounges, restaurants, and limited resort oriented retail and commercial uses intended primarily for the convenience of guests of the Big Mountain Resort. The Big Mountain village is a densely compact resort core area characterized mainly by mixed and multiple use buildings and complexes. Retail, commercial services, and dining and drinking establishments will generally be located at street level, with hotel/residential uses above, and parking typically below street level.

3.47.020 Permitted Uses (BMV):

1. Bar, lounge and tavern.
2. Conference facilities.
3. Dwelling, single family.
4. Dwelling, duplex.
5. Dwelling, multi-family.
6. Dwelling, resort: including resort and recreational condominiums, townhouses, time sharing and interval ownership residences or vacation units and other multiple ownership arrangement residential uses, allowing overnight accommodations and ancillary uses for the use of occupants and guests.
7. Emergency medical clinic.
8. Financial institution.
9. Health studio and spa.
10. Hotel, motel.
11. Professional offices.
12. Public building.
13. Park and publicly owned recreational facility.
14. Recreational facility, high impact.
15. Recreational facility, low impact.
16. Restaurant.
17. Retail sales and service.
18. Ski area and support facilities.
19. Theater.

3.47.030 Conditional Uses (BMV):

1. Churches and other places of worship.
2. Public utility service installation.
3. Resort area equipment maintenance facilities.
4. School, primary and secondary.

3.47.040 Bulk and Dimensional Requirements (BMV):

1. Minimum Lot Area: As prescribed by the Big

Mountain
Neighborhood Plan Land Use
Plan.

2. Minimum Lot Width: Not Applicable.
3. Setbacks:
 - A. Minimum Yard Requirements for Structures:

Front:	0 feet.
Side:*	0 feet each.
Side Corner:	0 feet.
Rear:*	0 feet.
* 15 foot setback when abutting a residential district.	
 - B. A 20-foot setback is required from streams, rivers and unprotected lakes, which do not serve as property boundaries.
 - C. Increase yard requirements as follows when property fronts:

MDT Maintained/County collector road:*	10 feet.
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4. Maximum Height: 39 feet (to eave).
5. Permitted Lot Coverage: Not Applicable.
6. Off-Street Parking: See Chapter VI-Parking and Loading.

SECTION 3.48 BSD BUSINESS SERVICE DISTRICT

3.48.010 Definition:

The business service district is intended to be, as nearly as possible, compatible with the zoning ordinance of the City of Whitefish and to create defined areas that are appropriate for nonretail limited commercial services and light industrial uses in proximity to the City of Whitefish. Typical uses would be light manufacturing and component assembly, office/warehouse showrooms, contractors, wholesale trades, and other nonretail commercial services of a destination nature. The grouping of uses shall be incorporated in order to develop as an island rather than as a strip. Landscaping will be extensive with good quality and effective screening and buffering.

- 3.48.015 Acceptance of an application for BSD zoning will be contingent upon a site plan, vicinity map and building concepts for the area requested being submitted for review. The site plan, vicinity map and building concepts will address each of the following:

1. The site plan shall include all buildings, structures, parking, driveways, sidewalks, utilities, drainage, landscaping and signage.
2. The site plan shall demonstrate conformance with the zoning regulations and other applicable county regulations. All projects constructed in accordance with an approved site plan shall be permanently maintained as approved.
3. The vicinity map shall include surrounding parcels, buildings, structures, circulation systems and major physical features.
4. Shared driveway access or frontage roads (whether public or private) are required where possible to provide a cohesive internal circulation pattern and to limit access onto arterials and collectors when development contains multiple commercial uses.

3.48.017 Implementation of Site Plan and Vicinity Map:

1. Once the site plan and vicinity map have been adopted, they shall be considered zoning and shall serve as the guidelines for the development.
2. Prior to any site development, a detailed site plan shall be submitted to the zoning administrator to demonstrate compliance with the approved site plan and vicinity map. Any desired subsequent changes shall be submitted for approval as an amendment to the site plan.
3. Minor deviations to the site plan shall be allowed which do not involve more than ten percent (10%) of the building site for a single building. This would include, but is not limited to, the location and/or expansion of the building, parking lot location, signage, number of parking spaces and landscaping. Minor deviations to the site plan shall be reviewed and approved by the zoning administrator.

4. Substantial modifications to the site plan will be required to be reviewed and approved by the County Commissioners. Substantial changes would include, but not be limited to, an increase in the number of buildings, major changes in access or circulation, an increase in building size by more than ten percent (10%), major changes to signage and major changes to landscaping design and location.

3.48.020 Permitted (BSD):

1. Agricultural/horticultural/silvicultural use.
2. Ancillary retail or showrooms, less than fifty (50%) percent of the gross floor area of each individual lease space or tenant
3. Animal hospital, veterinary clinic.
4. Contractors' storage yard and building supply outlet.
5. Dance, drama, and music school.
6. Dwelling, single family.
7. Farm equipment sales.
8. Feed, seed and farm supply, including grain elevators.
9. Home occupation (See Chapter V – Performance Standards and Chapter VII – Definitions).
10. Homeowners park.
11. Light assembly and manufacturing, fabrication, including light food manufacturing and processing, repairing, packing or storage facilities in enclosed buildings, provided that such uses do not produce objectionable impacts beyond the lot lines and do not involve materials that are explosive, hazardous or toxic.
12. Livestock.
13. Nursery, landscaping materials.
14. Parcel delivery service.
15. Park and publicly owned recreational facility.
16. Personal services with incidental retail sales.
17. Print and copy shop.
18. Produce stand.
19. Professional offices.
20. Public utility service installation (A minimum of five feet of landscaped area shall surround such building or structure).
21. Repair of equipment and consumer items such as appliances, clocks and watches, lawn and garden equipment, computers, televisions, shoes, furniture, and small engines, (no outdoor storage permitted).
22. Riding academy, rodeo arena.
23. Small equipment sales, rental and repair conducted indoors, (no outdoor storage permitted).
24. Stable, public and private.
25. Wholesale trade and warehousing, including offices and showrooms.

3.48.030 Conditional Uses (BSD):

1. Accessory apartments.
2. Ancillary retail or showrooms, more than fifty (50%) percent of the gross floor area of each individual lease space or tenant.
3. Churches and other place of worship.
4. College, business school, trade school.
5. Commercial caretaker's facility in a detached accessory building in conjunction with a business.*
6. Convention hall facility.
7. Day care center.
8. Kennel.
9. Mini-storage.
10. Research laboratory and institution.
11. When not shown on the initial site plan required for zoning or rezoning properties, all new structures with a gross floor area of ten thousand (10,000) square feet or greater, existing structures where an addition causes the total floor area to be ten thousand (10,000) square feet or greater, and additions to structures where the total floor area already is ten thousand (10,000) square feet or greater.

*Administrative Conditional Use Permit (See Section 2.06.045)

3.48.040 Bulk and Dimensional Requirements (BSD):

1. Minimum District Area: 5 acre.
2. Minimum Lot Area: 1 acre.
3. Minimum Lot Width: 125 feet.
4. Setbacks:
 - A. Minimum Yard Requirements for Structures:

Front:	30 feet.
Side:	10 feet each.
Side Corner:	30 feet.
Rear:	15 feet.
 - B. When a property abuts the following features, the abutting setback shall be increased to the following:

Agricultural – use or zone:	30 feet.
Residential – use or zone:	30 feet.
Stream – high water mark:	20 feet.
5. Maximum Height:

Principal Structures:	35 feet.
Accessory Structures:	24 feet.

6. Permitted Lot Coverage: 40%.
7. Maximum Fence Height:
Front: 4 feet.
Side: 6 feet.
Rear: 6 feet.
8. Off-Street Parking: See Chapter VI – Parking and Loading.

3.48.050 Additional Design Standards (BSD):

1. One commercial use permitted per gross acre. Multiple commercial uses should cluster development to include both shared parking areas and internal road access. Buildings shall be grouped into localized areas and shall not be developed in a linear fashion.
2. Clustering:
 - A. Clustering of uses includes incorporation of common shared areas such as courtyards to create central nodes of business/development as opposed to linear development.
 - B. Clustering should include shared access, parking, landscaping, with the overall development designed to protect surrounding properties from adverse impacts.
 - C. For the purpose of clustering, the site will be developed as one lot. Property setbacks for commercial uses shall not apply except for separation from residential uses. This allows for cohesive development on multiple properties developed in conjunction with an overall development theme or business park plan.
3. Landscaping:
 - A. Landscape design shall be in accordance with the concept of a business park. A combination of landscape materials should be arranged in a harmonious manner as an integral part of the project design to enhance building design, public view and interior spaces and provide buffers and transitions, as appropriate.
 - B. Landscaping shall comply with Section 5.05 and parking lot landscaping shall comply with Section 6.13.010(2).
 - C. Exposed utilities, storage areas, machinery, installations, service and loading areas and similar accessory areas and structures shall be set back to the primary structure

requirements or screened to minimize the loss of views, privacy and the general aesthetic value of surroundings.

4. Signage:

A combination of natural materials and colors should be arranged in a harmonious manner that complements the overall design of the site and does not create visual clutter, distractions for passing motorists or the obstruction of important architectural or landscaping features.

SECTION 3.49 RR-1 LOW DENSITY RESORT RESIDENTIAL

3.49.010 Definition:

The RR-1 district is intended to be, as nearly as possible, compatible with the zoning ordinance of the City of Whitefish and to provide a low density setting for secondary residential resorts in proximity to the City of Whitefish.

3.49.020 Permitted Uses (RR-1):

1. Bed and breakfast establishment.
2. Class A manufactured home.
3. Day care home.
4. Duplex.
5. Dwelling, multi-family (4 or fewer units).
6. Dwelling, single family.
7. Home occupation (See Chapter V – Performance Standards and Chapter VII – Definitions).
8. Park and publicly owned recreational facility.
9. Public utility service installation (a minimum of five feet of landscaped area shall surround each building or structure).
10. Tourist accommodation units (4 or fewer units).

3.49.030 Conditional Uses (RR-1):

1. Accessory apartments.
2. Boarding house.
3. Boat launching ramp and dock (commercial).
4. Caretaker's facility.*
5. Churches and other place of worship.
6. Community residential facilities, Class I.
7. Convention hall facility.
8. Day care center.
9. Dwellings, cluster development (See Chapter IV – Conditional Use Standards).
10. Dwelling, multi-family (5 or more units).
11. Golf course.
12. Guest house.

13. Health club.
14. Manufactured home park (5 acre minimum size).
15. Marina (commercial).
16. Professional offices.
17. School, primary and secondary.
18. Tourist accommodation units (5 or more units).

*Administrative Conditional Use Permit (See Section 2.06.045)

3.49.040 Bulk and Dimensional Requirements (RR-1):

7. Minimum District Area: 1 acre.
8. Minimum Lot Area: Not Applicable.
9. Minimum Lot Width: Not Applicable.
10. Maximum Density: 10 dwelling units per acre.
11. Setbacks:
 - A. Minimum Yard Requirements for Principal Structures:

Front:	15 feet.
Side:	10 feet each.
Side Corner:	15 feet.
Rear:	20 feet.
 - B. Detached Accessory Structures:

Front:	15 feet.
Side:	6 feet.
Side Corner:	6 feet each.
Rear:	6 feet.
 - C. A 20-foot setback is required from streams, rivers and unprotected lakes, which do not serve as property boundaries.
 - D. Increase yard requirements as follows when property fronts:

MDT Maintained/County collector road:*	25 feet.
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12. Maximum Height:

Principal Structures:	35 feet.
Accessory Structures:	24 feet.
13. Permitted Lot Coverage: 35%.
14. Maximum Fence Height:

Front:	4 feet.
Side:	6 feet.
Rear:	6 feet.

7. Off-Street Parking: See Chapter VI-Parking and Loading.

The proposal would also include cross referencing in other sections of the FCZR, amending Sections 3.01.020, 3.03.020(10), 4.04, 4.04.010(2), 4.06, 4.08.040, 5.05.010, 5.05.020, 5.11.040(3), 5.11.040(4) and 6.13 FCZR as follows:

3.01.020 For the purpose of applying these regulations to the zoned areas of Flathead County, said areas are hereby divided into the following use districts:

District	Title	Minimum Lot Size
AG-80	Agricultural	80 acres
AG-40	Agricultural	40 acres
AG-20	Agricultural	20 acres
SAG-10	Suburban Agricultural	10 acres
SAG-5	Suburban Agricultural	5 acres
R-2.5	Rural Residential	2.5 acres
R-1	Suburban Residential	1 acre
R-2	One-Family Limited Residential	20,000 sq. ft.
R-3	One-Family Residential	10,000 sq. ft.
R-4	Two-Family Residential:	
	Single-family	6,000 sq. ft.
	Duplex	7,500 sq. ft.
R-5	Two-Family Residential	5,400 sq. ft.
RC-1	Residential Cluster	Max. Density 1 du/acre
	Detached Dwelling Unit	4,500 sq. ft.
	Attached Dwelling Unit	2,500 sq. ft.
RA-1	Residential Apartment	7,500 sq. ft.
RR-1	Low Density Resort Residential	District, Min. 1 acre
B-1	Neighborhood Business	7,500 sq. ft.
B-2	General Business	7,500 sq. ft.
B-2A	Secondary Business	Not applicable
B-2HG	General Business Highway Greenbelt	See Section 3.44
B-3	Community Business	District, Min. 10 acres
BR-2	Resort Business	District, Min. 20 acres
BR-4	Resort Business	District, Min. 10 acres
B-5	Tourist Retail	District, Min. 5 acres
B-6	Resort Business	15,000 sq. ft.
B-7	Rural Area Commercial	District, Max. 240,000 sq. ft.
BMRR	Big Mountain Resort Residential	District, As prescribe by the Big Mountain Plan Land Use Plan
BMV	Big Mountain Village	District, As prescribe by the Big Mountain Plan Land Use Plan

BSD	Business Service District	1 acre
CCC-1	Commercial Country Corner – 1	District, Max. 240,000 sq. ft.
CCC-2	Commercial Country Corner – 2	District, Max. 400,000 sq. ft.
CVR	Commercial Village Resort	2,500 sq. ft.
I-1	Light Industrial	7,500 sq. ft.
I-1H	Light Industrial – Highway	1 acre
I-2	Heavy Industrial	7,500 sq. ft.
P	Public	Not applicable
PUD	Planned Unit Development	See Section 3.31
SC	Scenic Corridor	See Section 3

- 3.03.020 10. In R-2.5 (Rural Residential), R-1 (Suburban Residential), R-2 (One Family Limited Residential), R-3 (One Family Residential), R-4 (Two Family Residential), R-5 (Two Family Residential), RC-1 (Residential Cluster), ~~and~~ RA-1 (Residential Apartment) and RR-1 (Low Density Resort Residential) zoning or use districts, sand and gravel extraction and asphalt and concrete batch plant uses are prohibited. In other residential districts, as defined herein, sand and gravel extraction and asphalt and concrete batch plant uses shall be conditioned under the provisions of Sections 2.06 and 4.10, provided however, that if the negative impacts (including those listed in Section 2.06.080.1.D) on the surrounding area cannot be reasonably mitigated, all sand and gravel extraction and associated operations, or processing of sand and gravel, or asphalt and/or concrete batch plant uses, may be prohibited.

SECTION 4.04 CARETAKER'S FACILITY IN AG, SAG, ~~AND R-1~~, AND RR-1 DISTRICTS

- 4.04.010 A caretaker's facility is a dwelling, which is constructed and designed to provide living quarters for caretakers or servants, and is clearly subordinate to the principal use with regard to size and location. Caretaker's facilities are allowed as a conditional use in the AG-80, AG-40, AG-20, SAG-10, SAG-5, R-2.5, ~~and~~ R-1 and RR-1 districts subject to the following conditions:

- 4.04.010 2. In SAG-5, R-2.5, ~~and~~ R-1 and RR-1 districts the parcel on which the caretaker's facility is located shall be double the size of the underlying district minimum lot size.

SECTION 4.06 COMMERCIAL CARETAKER'S FACILITY IN B-2, B-2HG, B-3, BSD, I-1, I-1H AND I-2 DISTRICTS

- 4.08.040 In all residential (AG, SAG, R, and RA) and resort (RC, RR, BR, B-5, and B-6) districts:

- 5.05.010 All sites in a commercial ("B" and "BR" designations) district having a common boundary with a residential district ("R", "RA", ~~or~~ "RC", or "RR" designation) shall erect and maintain a view-obscuring fence or dense coniferous hedge along such common boundary. Fences shall be six (6) feet high. Hedges shall obtain a height of at least six (6) feet within three (3) years. Where the wall of a building is on such common boundary, no separate wall, fence, or hedge is required along the portion of the common boundary occupied by the building.

- 5.05.020 All sites in an industrial district ("I" designation) having a common boundary with a residential district ("R", "RA", ~~or~~ "RC", or "RR" designation) shall have planted and maintained along such common boundary a view-obscuring coniferous greenbelt of shrubs and trees at least eight (8) feet in height at

maturity and at least ten (10) feet in width for screening purposes and controlling access.

- 5.11.040
3. Permitted signs in BMRR, RC-1, RA-1, RR-1, CVR, and P districts shall be as follows:
 4. Permitted signs in B-1, B-2, B-2A, B-2HG, BR-2, B-3, BR-4, B-5, B-6, ~~and~~ B-7, BMV, and BSD districts shall be as follows (see additional requirements for B-2HG in Section 3.44):

SECTION 6.13B, BMV, BMRR, BR, BSD, CVR, CCC, I, ~~AND~~ P, AND RR PARKING REQUIREMENTS SPECIAL CONDITIONS